

Statement of Heritage Impact for:

1 to 11 Sycamore Bungalows, Main Street, Gisburn, Clitheroe

This statement forms part of the statement of environmental effects for:

DDA improvement works to non-traditional concrete framed 1 and 2 bedroom social housing bungalows that will comprise of the installation of level access ramp to the front of the site.

Date: 27th March 2013

Reference:

Gisburn conservation area

Prepared by:

P Thompson
Ribble Valley Homes Ltd
De Lacy House
Station Road
Clitheroe
Lancs
BB7 2JT

3 2 0 1 3 0 3 2 4 P

Tel 0800 111 4448

For:

Ribble Valley Homes Ltd

Development Proposal

The proposal is to install a pedestrian access ramp to the front of the site; that will enable the current elderly residents and visitors to access the properties if they are unable to negotiate the current stone staircase, and also enable Ribble Valley Homes Limited meet the requirements of the Disability Discrimination Act 1995

Potential for Detrimental impact on heritage significance

The properties sit within the conservation area of Gisburn; but in themselves provide no historic or vernacular interest within the conservation area. The properties are non-traditionally built semi-detached bungalows that are a 'Kencast' system built property that were constructed in 1967 with concrete framed walls with insulated render, upvc double glazed windows and doors and a pitched concrete tiled roof. The properties are located off and above Main Street and sit opposite the modern Travellers Court housing development and are beyond the Church View area and location of 'important views'.

The access ramp will be installed to the front of the properties and as such will be visible from Main Street; the newly formed entrance to the ramp will be from the existing car parking area to front of the site. The attached Images indicate the views from Main Street and indicate the limited view of the development.

The ramp will have a tarmacadam surface to match the existing; tactile paviers on landings to indicate the change in levels for residents and visitors who are visually impaired; the retaining walls which will face the main street will be rebuilt using stone taken down from the existing wall and second hand natural stone, which will be sourced locally. The new handrail for the ramp will match the existing metal handrail.





